

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		SUMMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	A6
Owner 1:	RIVKIN DONALD E ETAL/ TRUSTEES		
Owner 2:	RIVKIN & MANGANARO REVOCABLE		
Owner 3:	TRUST		
Street 1:	78 SUMMER ST #A6		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	RIVKIN DONALD E -		
Owner 2:	-		
Street 1:	78 SUMMER ST #A6		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2160 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	691,900			691,900
Total Card	0.000	691,900			691,900
Total Parcel	0.000	691,900			691,900
Source: Market Adj Cost		Total Value per SQ unit /Card:	320.32	/Parcel:	320.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	691,900	0	.		691,900		Year end	12/23/2021
2021	102	FV	680,000	0	.		680,000		Year End Roll	12/10/2020
2020	102	FV	667,800	0	.		667,800	667,800	Year End Roll	12/18/2019
2019	102	FV	652,200	0	.		652,200	652,200	Year End Roll	1/3/2019
2018	102	FV	594,200	0	.		594,200	594,200	Year End Roll	12/20/2017
2017	102	FV	533,800	0	.		533,800	533,800	Year End Roll	1/3/2017
2016	102	FV	533,800	0	.		533,800	533,800	Year End	1/4/2016
2015	102	FV	511,900	0	.		511,900	511,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]VERIFICATION OF VISIT NOT DATA _____[illegible]

Credit		Total:	
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2023

	Total Card /	Total Parcel
ISSUED:	691,900 /	691,900
VALUE:	691,900 /	691,900
ISSUED:	691,900 /	691,900



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

	Name
GM	D Mann
M	Peter M

//_/

Undisplayed Areas:
GLA: 2160
WPK: 258

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:	4			BR:	2		Baths:	2		HB: 1	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

Phys Cond:	VG - Very Good	5.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%

Basic \$ / SQ:	250.00
Size Adj.:	0.77777779
Const Adj.:	1.04989493
Adj \$ / SQ:	204.146
Other Features:	67820
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731375
Depreciation:	39494
Depreciated Total:	691881

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	291.93	
Special Features:	0	Val/Su Net:	286.15	
Final Total:	691900	Val/Su SzAd	320.32	

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 051.A-0003-0006.0

[illegible]

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
6					
5					
1					
0					

IMAGE

AssessPro Patriot Properties, Inc

